

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM C (COMMERCIAL) TO PD-299-C (PLANNED DEVELOPMENT-299- COMMERCIAL) TO ALLOW 5,100 SQUARE FEET OF OFFICE AND 17,000 SQUARE FEET OF STORAGE AREA, ON 2.7 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF SH 121 AND COPPELL ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; AND FURTHER AMENDING , IN PART, THE LAND USE MAP OF THE 2030 COMPREHENSIVE MASTER PLAN CHANGING THE DESIGNATION FROM URBAN RESIDENTIAL NEIGHBORHOOD TO FREEWAY SPECIAL DISTRICT ON THE TRACT OF LAND DESCRIBED HEREIN, AND TO AMEND THE LAND USE MAP IN ACCORDANCE WITH EXHIBIT “B”, PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL THE DETAIL SITE PLAN, LANDSCAPE PLAN, TREE SURVEY & MITIGATION PLAN, BUILDING ELEVATIONS, ARCHITECTURAL PERSPECTIVE, SCREENING WALL ELEVATIONS AND MONUMENT SIGN; ATTACHED HERETO AS EXHIBITS “C” THOUGH “G”; AND PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Coppell, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Coppell, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. PD-299-C should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Coppell, Texas, duly passed by the governing body of the City of Coppell, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from C (Commercial) to PD-299-C (Planned Development-299- Commercial) to attach a Detail Site Plan for 5,100 square feet of office

and 17,000 square feet of storage area, on 2.7 acres of property located at the northeast corner of SH 121 and Coppel Road, for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes; and further amending in part, the Land Use Map of the 2030 Comprehensive Master Plan changing the designation from Urban Residential Neighborhood to Freeway Special District on the tract of land described herein, and amending the land use map in accordance with exhibit “B”, providing for special conditions.

SECTION 2. That the Property will be used and developed for an office building and storage facility and other Commercial purposes as provided in PD-299-C and Code of Ordinances, is hereby approved subject to the following development regulations:

- A. The property shall be platted prior to the issuance of a building permit.
- B. A tree removal permit shall be required prior to the removal of any trees on the site.
- C. Hours of Operation will be:
 - 1. Mon. - Fri.: 9 a.m. - 6 p.m.
 - 2. Saturday: 8 a.m. - 4 p.m.
 - 3. Closed Sundays (*Limited access may be available outside of normal business hours by appointment only)
 - 4. Access to storage pods will be controlled and limited to business hours only, as provided in Sec. 2(c), 24hr Access will not be permitted.
- D. Storage units may not contain - Any item or material that is considered illegal, hazardous or alive, including but not limited, combustible and toxic materials, chemicals, food products, animals, plants, weapons, ordnance or any explosives.
- E. Absolutely NO outside storage will be permitted at any time.
- F. The property owner and/or occupant will build and maintain a 6-foot tall, double-thick masonry brick screening wall where abutting the Willow Park subdivision on the east side of the development which will match the color and materials of the existing Willow Park entry wall.

1. This screening wall shall replace the existing wood fences, in coordination with the abutting property owners.
 2. The wall shall be constructed in accordance with the City of Coppel Standards.
 3. This wall shall be maintained by the PD-299-C property owners (Stacked Storage and/or future property owners) in perpetuity.
- G. The building materials shall be as indicated on the building elevations, Exhibit G, including: Painted Concrete Panels (Dark Tan, Dark Brown, Dark Gray, Light Tan), modular Brick – Ebony, Limestone Block (Coronado Stone) – Cream, and Metal Trim (Dark Gray, White, Black)
- H. All site lighting provided will meet the City of Coppel Development Code article 36 standards for glare and lighting.
- I. All attached signs and the monument sign shall be in accordance with the Sign ordinance and regulations, and, located as provided in Exhibit C.

SECTION 3. That the Detail Site Plan, Landscape Plan, Tree Survey, Building Elevations, Screening Wall Elevations, Monument Signage attached hereto as Exhibits “C” through “G”; respectively shall be deemed as development regulations to this development.

SECTION 4. That the above property shall be used and maintained only in the manner and for the purpose provided in this ordinance, as heretofore amended, and as amended herein.

SECTION 5. That the development of the property herein shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

SECTION 6. That all provisions of the Ordinances of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 8. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 9. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Coppel, Texas, this the _____
day of _____, 2019.

APPROVED:

KAREN SELBO HUNT

ATTEST:

CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

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